	City of Baltimore Zoning Administration & Development Management 111 West Chesapeake Avenue Baltimore, Maryland 21204	<h1>receipt</h1>
	Account: R-01-6150	
\$	93-190-A (1/12)	Number
Please Make Checks Payable To: Baltimore County		PAID BY COMPUTER 06 JAN 1993 15:40:11

Project Name	Waiver Number	Zoning Issue	Meeting Date
Robert E. Ryan and Marianne H. Gillette			12-21-92
Baker Land Company			
Kenneth E. and Carol C. Lentz			
Aubrey N. and Ruth N. Freeman			
AP STP			
COUNT 4			
Charles A. Wagandt			12-28-92
Walter Dempsey Lee and Carolyn Shaw			
Thomas Booth, Louis and Elmer Morsberger			
Michael J. and Bonnie Conner			
Wyanness Associates Limited Partnership			
James G. and Pamela J. Miller			
Sarkis G. and Susan I. Aghazarian			
Pickersgill, Inc.			

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature _____ Date 12/28/92

Project Name _____
File Number _____ Waiver Number _____ Zoning Issue _____ Meeting Date _____

✓ Nancy E. and David M. Paige
RP STP TE 194 N/C 12-14-92

=====

COUNT 1

✓ Robert E. Ryan and Marianne H. Gillette
DED DEPRM RP STP TE 199 N/C 12-21-92

=====

✓ Baker Land Company
DED DEPRM RP STP TE 200 N/C

=====

✓ Kenneth E. and Carol C. Lentz
DED DEPRM RP STP TE 201 N/C

=====

✓ Aubrey N. and Ruth N. Freeman
DED DEPRM RP STP TE 202 N/C

=====

COUNT 4

Stonegate at Patapsco (Azeal Property)
90476
ZON DED TE (Waiting for developer to submit plans first) 6-1-92

=====


COUNT 1

FINAL TOTALS
COUNT 6

*** END OF REPORT ***

Rec'd 1/4/92

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

December 31, 1992

(410) 887-3353

Mr. Robert E. Ryan
Ms. Marianne H. Gillette
6712 Glenkirk Road
Baltimore, MD 21239

RE: Case No. 93-190-A, Item No. 199
Petitioner: Robert E. Ryan, et al
Petition for Variance


Dear Mr. Ryan and Ms. Gillette:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.


The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.



Printed on Recycled Paper


Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204


(410) 887-3353

Your petition has been received and accepted for filing this
7th day of December 1992.




ARNOLD JABLON
DIRECTOR

Received By:



Chairman,
Zoning Plans Advisory Committee

Petitioner: Robert E. Ryan, et al
Petitioner's Attorney:

 Printed on Recycled Paper

73-100 A 1-15-93

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: December 22, 1992

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee
(December 21, 1992)

The Office of Planning and Zoning has no comments on the following petitions:

Shirley and Ronda Swab, Item No. 190
Robert and Marianne Gillette, Item No. 199
Baker Land Company, Item No. 200
Kenneth and Carol Lentz, Item No. 201
Aubrey and Ruth Freeman, Item No. 202
James and Josephine Hartman, Item No. 206

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: Francis Morsey

Division Chief: _____

PK/FM:rdn

190.200/ZAC1

Rec'd 1/4/93



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 4199 (RT)
ROBERT E. RYAN & MARIANNE
H. GILLETTE

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Robert A. Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-2682 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-5717

93-190-A 1/15/94

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

DECEMBER 28, 1992

(410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: ROBERT E. RYAN AND MARIANNE H. GILLETTE

Location: #3 WILLIAM COURT

Item No.: 199 (RT) Zoning Agenda: DECEMBER 21, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John Contestabile* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK



Rec'd 1/15/94

GREATER SPARKS-GLENCoe COMMUNITY COUNCIL

Post Office Box 396
Sparks, Maryland 21152

January 15, 1993

Lawrence E. Schmidt
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204

RE: 93-190-A (Item 199)

I would like to start this letter by stating that the Greater Sparks Glencoe Community Council (GSGCC) has not made it a practice to become involved with, or to make comment on, setback variance requests. These issues are normally associated with community members making home improvements, and any problems are usually those which need to be resolved between neighbors. I make this point in order to contrast why this case is different and is of great concern to the community.

This variance request was recently brought to my attention because it is the second such request from properties in Morgan Manor within the past month. Case No. 93-159-A approved a setback variance in this development on December 21, 1992. We believe that these requests are purely the result of the extremely poor rural residential design practice which is inherent in the layout of lots in Morgan Manor. Requests of this type will continue to occur in Morgan Manor (and similar poor quality rural development) because the property owners are being forced to counteract this type of development practice. This type of design practice is performed in order to obtain maximum buildable densities for the developer at the expense of development quality and community impact.

The petitioners in this case (Robert E. Ryan and Marianne H. Gillette) have stated that they must have the setback variance in order to build the type of house that they have chosen. This house is 3,000 sq. ft. with a three car garage. According to the petitioners, this house can not be located within the allowable

building area due to well and septic locations and natural property features. The real problem they are dealing with is the fact that the layout of the lot is not conducive to accepting a home size which is very common in RC-5 developments. Houses much larger than the one proposed exist on many lots in the area surrounding Morgan Manor. The reason that these homes did not require setback variances, even though some had much more severe site constraints, is that their lots were properly designed. Many lots in Morgan Manor are unacceptable for the type of development for which it was intended and have/will require various corrective measures. Setback variances and poor home siting are examples of what has already occurred.

In essence, the problem is one of choosing the wrong lot and/or development for a desired house. GSGCC firmly believes that variances of this type are not acceptable as a means to correct for or accommodate poor rural residential development practice. We are convinced that the continued granting of this type of setback variance will only serve to encourage future poor development practices because it provides a means for developers to obtain adequate buildable areas contrary to natural site constraints. These issues should be addressed and resolved during the development design, review and approval process and not in this fashion. The answer to these problems is quality design and not setback variances.

Based on the reasons stated above, GSGCC is opposed to the proposed setback variance. We regret that the property owners are being put in this position due to poor development practices, but we believe that the variance is one of convenience and not necessity, and benefits one while potentially having negative impacts and consequences for many. Therefore, GSGCC requests that the proposed variance be denied.

Very truly yours,

John G. Leonard, Jr.
JOHN G. LEONARD, JR.
Zoning Committee Chairman

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 4 WILLIAM COURT
Subdivision name: MORGAN MANOR SOUTH
part book 57, folio 102, map 9

OWNER: ROBERT E. RYAN & MARIANNE H. GILLETTE

93-190-A

North

Scale of Drawing: 1" = 200'

LOCATION INFORMATION

Councilman's District: 3
Election District: 2ND
1"=200' scale map: NW 24-B
Zoning: RC5
Lot size: 14225 square feet

SEWER: ☐
WATER: ☐
Chesapeake Bay Critical Area: ☐
Prior Zoning Hearings: RC5

Zoning Office USE ONLY
reviewed by: ITEM #: CASE#:

